



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing for Wednesday, February 7, 1996 to:

1. Consider the request of Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial.
2. Consider the request of Dale Gillespie on behalf of Geweke Properties to prezone a 19.7 acre portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23), C-S, Commercial Shopping and a 17.3 acre portion of those parcels R-2, Single-Family Residential; and
3. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

MEETING DATE: January 17, 1996

PREPARED BY: Community Development Director

RECOMMENDED ACTION: That the City Council set a Public Hearing for 7:00 p.m., Wednesday, February 7, 1996 to:

1. Consider the request of Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial.
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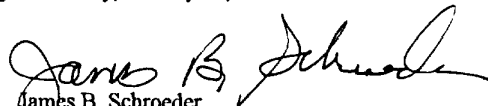
BACKGROUND INFORMATION: The above requests of Dale Gillespie on behalf of Geweke Properties were initiated by City Council action at its meeting of March 1, 1995. The matter was continued at the request of Mr. Gillespie so that Geweke Properties and the owners of the parcel to the south, across Kettleman Lane, could meet with Michael Friedman to discuss permitted land uses.

Although the land use question has not been answered, a new problem appears to require the early annexation of these parcels. In December 1995, the Board of Supervisors unilaterally canceled the annexation property tax agreements effective June 13, 1996. The County is now seeking to split all taxes (i.e. property, sales, TOT etc.) on newly annexed property.

The LAFCO Executive Officer has informed the City that in order for an annexation to be considered at the May 1996 LAFCO meeting, it must be received by his office before March 1, 1996. LAFCO policy requires that all property proposed for annexation must be rezoned.

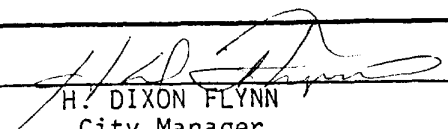
These requests will be considered by the Planning Commission at its meeting of Monday, January 22, 1996.

FUNDING: None Required.

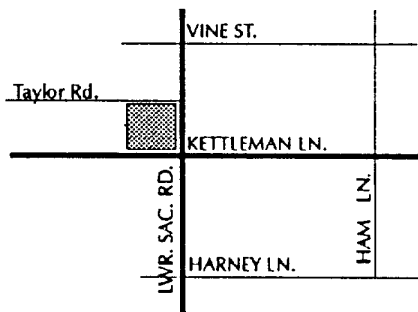
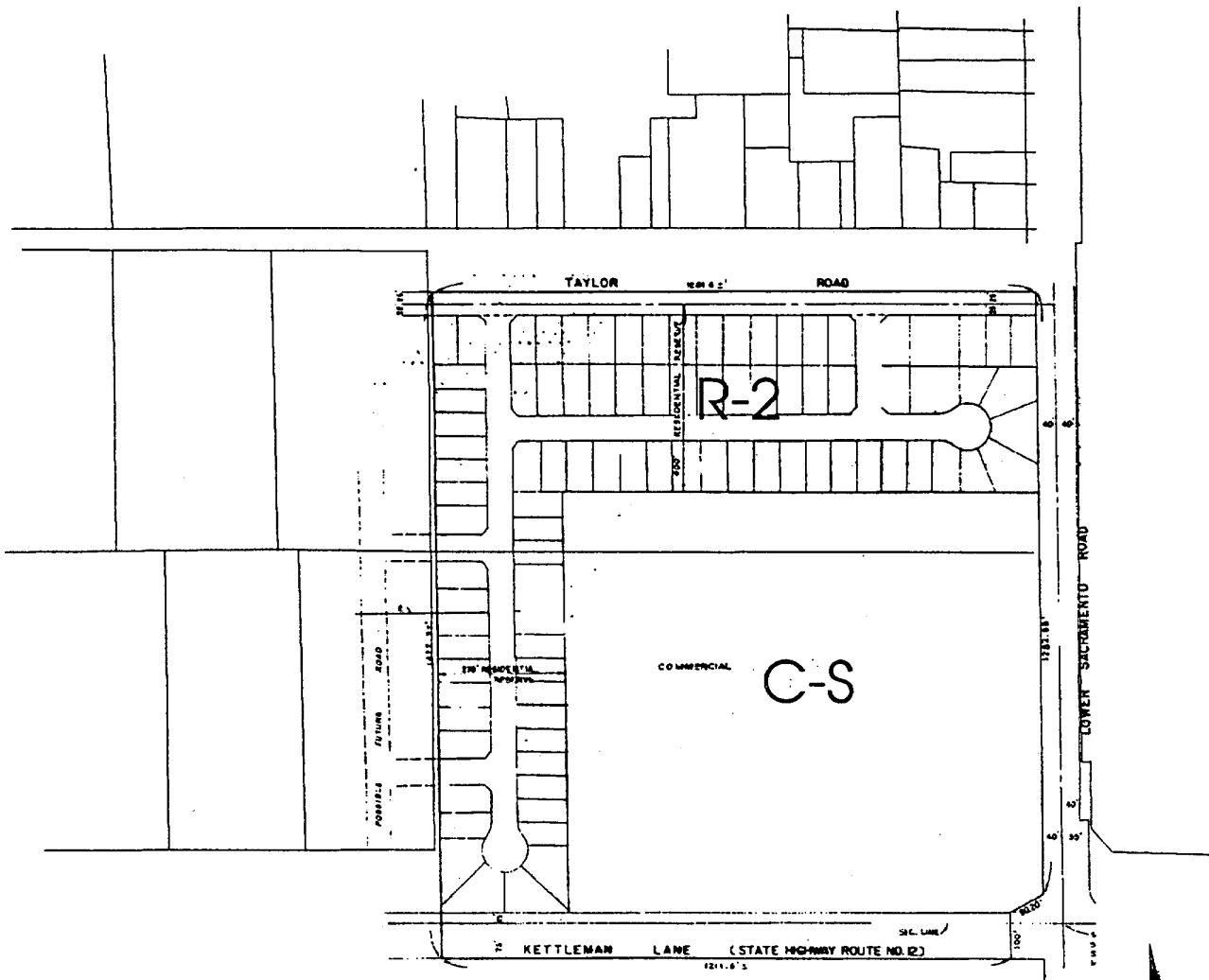

James B. Schroeder
Community Development Director

JBS/lw

APPROVED: _____


H. DIXON FLYNN
City Manager





VICINITY MAP



Daryl Geweke
 GPA, Prezone, & Annex
 15201 N. Lwr. Sacramento Rd. and
 570 E. Taylor Rd. R-2 & C-S
 GPALU 95-2
 Z-95-05
 5-22-95



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: February 7, 1996

Time: 7:00 p.m.

For information regarding this notice please contact:

Jennifer M. Perrin

City Clerk

Telephone: (209) 333-6702

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, February 7, 1996** at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a Public Hearing to consider the following matter:

- a) Consider request of Dale Gillespie on behalf of Geweke Properties for a General Plan Amendment to redesignate a portion of the parcels at 570 East Taylor Road and 15201 North Lower Sacramento Road (APN's 027-050-14 and 23) from PR, Planned Residential and NCC, Neighborhood-Community Commercial to LDR, Low Density Residential and NCC, Neighborhood-Community Commercial;
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- c) Certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above projects.

Information regarding this item may be obtained in the office of the Community Development Director at 221 West Pine Street, Lodi, California. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the Public Hearing.

By Order of the Lodi City Council

Jennifer M. Perrin
Jennifer M. Perrin
City Clerk

Dated: January 17, 1996

Approved as to form

John Luebberke
John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - GEWEKE PROPERTIES

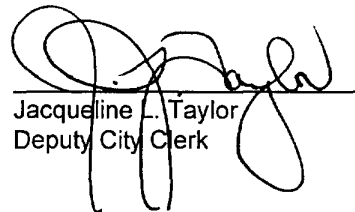
On January 18, 1996 in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a copy of the Notice attached hereto, marked Exhibit "A"; said envelopes were addressed as is more particularly shown on Exhibit "B" attached hereto.

There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on January 18, 1996, at Lodi, California.

Jennifer M. Perrin
City Clerk



Jacqueline L. Taylor
Deputy City Clerk

PUBLIC HEARING LIST

EGEWKE

Page 1 of 2

MAILING LIST FOR:	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-050-33	Daryl & O Geweke Trs	P.O. Box 1310		
-14	"			
-10	Angeles S. Paris	9949 Fernwood Rd	Stockton	95213
-11	Takkeji & Miroko Kaba	2332 Rockingham C. H.		95242
-03	Emilia Meier	345 E Taylor Rd		95242
-20	Leland A. & J.A. Hedrick	209 E Hwy 12	Lodi	95242
-21	Mexican American Catholic F	P.O. Box 553		95242
-060-01	Merced & F.P. Guierrez	383 E Taylor Rd		
-02	James F & P. Culbertson Trs	641 N Pacific Ave		
-03	Mervin D & F.C. Dargley	449 E Taylor Rd		
-05	Daniel R & S.M. McNeil	441 E Taylor		
-06	Leland & Mildred Frey	485 E Taylor Rd		
-39	"			
-08	"			
-09	Domingo Sanchez Frey	517 Taylor Rd		
-10	"			
-11	"			
-38	Kenneth C. Reising et al	246 N. Loma Dr		95342
-12	Kenneth A & Rita G. Rebers	619 E Taylor		
-13	Glen Davis	P.O. Box 5842	Stockton	95305
-14	Melma L. Huber	649 E Taylor		
-15	Lester & M. Wagner	15472 Hilde Lane		
-36	"			
-19	Bernardus & Renee Vander	beiden 681 Taylor		
-27	Arthur & Harlene L. Katakia	10241 Sheldon Rd	Elk Grove CA	95624
-28	Grady K & MA Zapara	695 E Taylor		
-29	Ray T. & Tommy S. Roberts	15431 Lark Sacramento	Rd	
-34	Arthur & Harlene L. Katakia	10241 Sheldon Rd	Elk Grove	95624
-35	Leland F & Maxine Christese	179 E Taylor Rd		
-030-13	Donald E & Elizabeth Clause	620 Wilcox		95242
-23	R. Michael Fukunaga	14704 N. Beckman Rd	Lodi	"
-22	B. E. Lodi Plaza LP Brown	San Diego 100 Swanway #20	6 Oakland	94621
-040-68	A & C Anagnos et al	801 E Hwy 12	Lodi	
-30	Tom & Terry Klau Trs	1312 S Lark Sacramento		
-10	Phyllis T. Marvanez	15288 N Lark Sacramento		
-11	Phyllis & Michael Marvanez	221 Parkway Ave	San Francisco	94118

PUBLIC HEARING LIST

EGFEWEKE

MAILING LIST FOR:		FILE #		
AP#	OWNER'S NAME	MAILING ADDRESS	CITY, STATE	ZIP
027-330-03	Chris & Loretta Keszler	317 W. Lodi Ave	Lodi	95340
-04	"			
-05	Michael M Schmieder	2438 Brittany Ct		95242
-06	Keszler			
058-050-01	Carolyn Hines Richmond	1358 Midvale Rd		95340
-02	Lodi Southwest Associates LP	301 S. Main Lane	Lodi	95342
-140-01	Ultramar Inc.	525 W. Third St.	Hanford	93230
-42	First Lodi Plaza Associates	Browman Devel 100 Swan Way	Oakland	94621
-44	"	"	"	



CITY OF LODI

COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing for Wednesday February 7, 1996 to:

1. Consider the request of Lori W. McIntosh on behalf of Southwest Associates to prezone the 21.46 acre parcel at 630 East State Route 12 (APN 058-030-02) to C-S, Commercial Shopping; and
2. to certify the filing of a Negative Declaration by the Community Development Director as adequate environmental documentation on the above project.

MEETING DATE: January 17, 1996

PREPARED BY: Community Development Director

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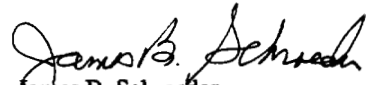
BACKGROUND INFORMATION: The above requests of Lori W. McIntosh on behalf of Southwest Associates were initiated by City Council action at its meeting of March 1, 1995. The matter was continued at the request of Ms. McIntosh so that Southwest Associates and the owners of the parcel to the north, across Kettleman Lane, could meet with Michael Friedman to discuss permitted land uses.

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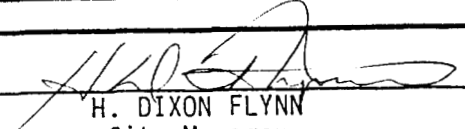
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FUNDING: None Required.


James B. Schroeder
Community Development Director

JBS/lw

APPROVED. _____


H. DIXON FLYNN
City Manager



CROSSROADS REORGANIZATION THE CITY OF LODI

22.0 Ac.±

SUNWEST PLAZA
ANNEXATION

HELMLE
ANNEX.

ANAGNOS ANNEX.

GEWEKE WEST
REORGANIZATION
TO THE CITY
OF LODI

P.O.B.

(HWY NO. 12)

CROSSROADS
REORGANIZATION
TO
THE CITY OF LODI

SUNWEST
PLAZA
REORGANIZATION

80'±

LOBAUGH ANNEX.

SCALE: 1"=600'

735.5'±

1246'±

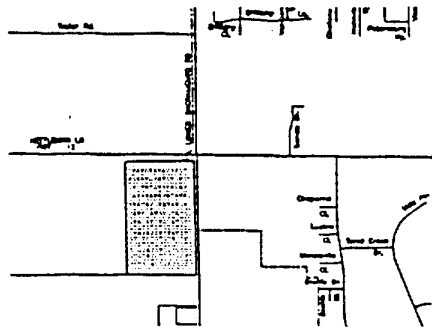
746.12'

500.3'±

815.5'±

LOWER SACRAMENTO
ROAD

LODI CITY LIMITS



VICINITY MAP



PLANNING

Crossroads
650 E. State Route Hwy. 12
Prezone and Annexation



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

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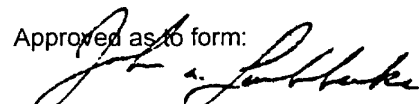
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City Clerk

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Approved as to form:


John Luebberke
Deputy City Attorney



DECLARATION OF MAILING

Public Hearing - SOUTHWEST ASSOCIATES

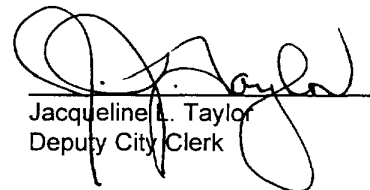
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Deputy City Clerk

PUBLIC HEARING LIST

ECROSS RD

Page 1 of 1

MAILING LIST FOR: ECROSS RDs Phase 4 Annexation			
AP #	OWNER'S NAME	MAILING ADDRESS	CITY, STATE ZIP
058-030-22	Red SouthWest Associates LP	301 S. Higuilane Ste A	Los Angeles CA 90042
-01	Carlisle Hines Regional	1358 Midvale Rd	" 90042
-03	John & Ann Van Ruiten Tps	401 W. Turner Rd	" 90042
-04	"	"	" 90042
-05	"	"	" 90042
-140-01	Ultramar Inc	535 W. Third St	Hawthorne CA 90330
-42	First Leff Plaza Associates	Stewart Dr, 100 Stewart Hwy #200	Chico CA 95921
-44	"	"	" 95921
-04	Dean K. Farnie et al	212 Rutledge Dr	Los Angeles CA 90042
-11	Zane R. & Beverly	1458 Park	" 90042
-06	Vernet & C. Hestman	1300 Glenhurst	" 90042
-07	William T. Valenzuela	844 Olive Ct	" 90042
-14	Ruth Susan Peterson	PO Box 331	Sutter Creek 95885
-12	Bill Peterson	PO Box 412	Lockeford 95237
037-056-02	Dayl & O. Gaudette	PO Box 1210	Los Angeles 90042
-31	Alexandra Hernandez, Colton	PO Box 553	Los Angeles 90042
-040-30	Arb. Arroyos et al	801 E Hwy 12	" 90042